

**HISTORIC DISTRICT COMMISSION
MINUTES OF MEETING
JANUARY 6, 2011**

Town of Bedford
Bedford Town Hall
Second Floor Conference Room

PRESENT: William Moonan, Chair; Carol Carlson; Kevin Latady; Lorrie Dunham

ABSENT: Karen Kalil-Brown, Clerk; Alan Long

BUSINESS MEETING:

Architectural Shingles Discussion

Mr. Moonan reminded the other Commission members that there has been discussion at some recent Historic District Commission (HDC) members about allowing architectural shingles as of right. He said that architectural shingles are now commonplace in many Historic Districts, including Bedford's, so there should be no reason to hold a hearing when these shingles are always "rubber-stamped" anyway. There was discussion about the kinds of shingles and their colors and aesthetics, and Ms. Carlson and Ms. Dunham agreed that they had no problem allowing architectural shingles as of right, provided that the color either remains the same or is changed to black.

MOTION:

Ms. Carlson moved to allow any structure in the Bedford Historic District to change from rooftop shingles to architectural shingles, provided that they are either black or the same color as existing, without a public hearing being necessary.

Ms. Dunham seconded the motion.

Voting in favor: Moonan, Carlson, and Dunham

Voting against: None

Abstained: None

The motion carried unanimously, 3-0-0.

Mr. Latady arrived at this time and Mr. Moonan explained the discussion and motion that just took place. Mr. Latady agreed that architectural shingles should be allowed as of right without a public hearing, so he would have voted in favor of that motion as well.

September 2, 2010 Minutes

Mr. Moonan said there are enough members here tonight to vote on the minutes of the September 2, 2010 meeting minutes. He called for a motion to accept them.

MOTION:

Ms. Carlson moved to approve the minutes of the September 2, 2010 meeting.

Ms. Dunham seconded the motion.

Voting in favor: Carlson, Latady, and Dunham

Voting against: None

Abstained: Moonan

The motion carried, 3-0-1.

Mr. Moonan read the emergency evacuation notice.

PRESENTATION: Ms. Carlson read the notice of the hearing.

PETITION #006-11 – Brian's LLC, for 68-84 Great Road, requests a modification of the architectural design of the carriage house previously approved for the Blake Block.

Bruce Blake, owner of the property at 68-84 Great Road, and Attorney Pamela Brown, representative for Mr. Blake, greeted the Commission. Ms. Brown said that Mr. Blake would like to make some changes to the proposed carriage house on this lot, adding that the changes are detailed in the elevation drawing included in the application packet. She said the new design is not only more financially feasible but also more architecturally consistent with the rest of the Block.

Ms. Brown explained that this new carriage house would keep essentially the same footprint as approved; the only difference is that the new building will be six inches wider. She said the Planning Board and HDC approved a 22' x 36' footprint, and this proposed footprint will be 22'6" x 36'.

Ms. Brown stated that the colors originally approved for the carriage house will remain the same: Benjamin Moore Granite Beige for the body; white trim; and either Benjamin Moore Essex Green or Benjamin Moore Black Forest Green for the doors. She added that the doors themselves will be the same size and material as approved.

Mr. Moonan asked whether the roof will be the same as originally approved. Ms. Brown said that it would. She pointed out that the siding will not be what was originally approved for the carriage house but will be the Hardieplank siding that has been approved for the main Block building.

There was discussion about the windows, and Ms. Brown noted that they would like to add one more window on the south elevation, so there will be three in all.

Mr. Latady asked whether there would be any additional lighting on this carriage house from what was already approved. Ms. Brown said she doesn't know of any, but if they do decide to add more illumination, they will come back before the HDC.

MOTION:

Ms. Carlson moved to approve the revised design of the carriage house for the Blake Block, at 68-84 Great Road, as shown on the elevations dated December 23, 2010. The new footprint will be 6 inches wider, making the dimensions 22'6" x 36'. Siding will be Hardieplank, smooth side out. Color to be Benjamin Moore HC-83 Granite Beige with white trim; doors to be Benjamin Moore Essex Green. Roof will be architectural shingles, same color and style as previously approved for Blake Block building. Windows will be Eagle Talon double hung, aluminum clad, 2 over 2 with 5/8 muntin. One additional window will be installed on the south elevation; window to match the other two. Doors will be overhead doors, built to match the exhibit. Lighting to be determined at a later date.

Ms. Dunham seconded the motion.

Voting in favor: Moonan, Carlson, Latady, and Dunham

Voting against: None

Abstained: None

The motion carried unanimously, 4-0-0.

Ms. Brown handed out a catalogue specification sheet for a picnic table that they propose to have at the site. She noted that the location of the picnic tables has already been approved but the HDC never actually approved a specific design. There was discussion of the design and the Commission members agreed that it was an appropriate design for the site.

MOTION:

Ms. Carlson moved to approve the "Plaza Table" as shown on the catalogue specification sheet, design #ASM-PZT-01.

Ms. Dunham seconded the motion.

Voting in favor: Moonan, Carlson, Latady, and Dunham

Voting against: None

Abstained: None

The motion carried unanimously, 4-0-0.

Ms. Brown and Mr. Blake thanked the Commission members for their time.

MOTION:

Ms. Carlson moved to adjourn the meeting.

Mr. Latady seconded the motion.

Voting in favor: Moonan, Carlson, Latady, and Dunham

Voting against: None

Abstained: None

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The motion carried unanimously, 4-0-0.

The meeting adjourned at 8:40 PM.

William S. Moonan 4/6/11
William Moonan, Chairman Date

Respectfully Submitted,

Scott Gould
HDC Assistant